

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-7
AGENDA DATE: Thu 11/17/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0155 - Vivas Lane - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 4009, 4021 and 4025 Vivas Lane (Barton Creek Watershed - Barton Springs Zone) from interim-rural residence (I-RR) district zoning to single family residence-large lot (SF-1) district zoning Zoning and Platting Commission Recommendation To grant single family residence-large lot (SF-1) district zoning Applicant Gene Sheppard Agent Mike McHone City Staff Robert Heil, 974-2330

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

**DIRECTOR'S
AUTHORIZATION:** Greg Guernsey

ZONING CHANGE REVIEW SHEET**CASE:** C14-05-0155**ZAP Date:** October 4, 2005**ADDRESS:** 4009, 4021 & 4025 Vivas Lane**OWNER/APPLICANT:** Gene Sheppard**AGENT:** Mike McHone Real Estate
(Mike McHone)**ZONING FROM:** I-RR**TO:** SF-1**AREA:** 0.713 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of Single Family Large Lot (SF-1) district zoning

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 4, 2005: Approved SF-1 on consent.

DEPARTMENT COMMENTS:

Staff recommends approval of Single Family Large Lot (SF-1) district zoning. The original request was for SF-2 zoning, since amended by the applicant to SF-1.

The site consists of three lots, one developed and two undeveloped, in a single family residential subdivision. The owner would like to re-subdivide into three lots with a different configuration than the current flag lot plan. Permanent zoning is required for resubdivision, prompting the re-zoning request.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped and one Single Family House
<i>North</i>	I-RR	Single Family Homes
<i>South</i>	I-RR	Single Family Homes
<i>East</i>	IRR	Single Family Homes
<i>West</i>	Unzoned (County) & I-RR	Undeveloped & Single Family Homes

AREA STUDY: The property lies within the proposed East Oak Hill Planning Area, which will begin its plan in October.

TIA: N/A**WATERSHED:** Barton Creek**DESIRED DEVELOPMENT ZONE:** No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- 384--Save Barton Creek Assn
- 385--Barton Springs Coalition
- 965--Old Spicewood Springs Rd Neighborhood Assn

SCHOOLS: (AISD)

Oak Hill Elementary School O Henry Middle School Austin High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Vivas Lane	66'	26'	Local

Capital Metro bus service is not available within 1/4 mile of this property

CITY COUNCIL DATE: November 17, 2005

ACTION:

ORDINANCE READINGS:

2nd

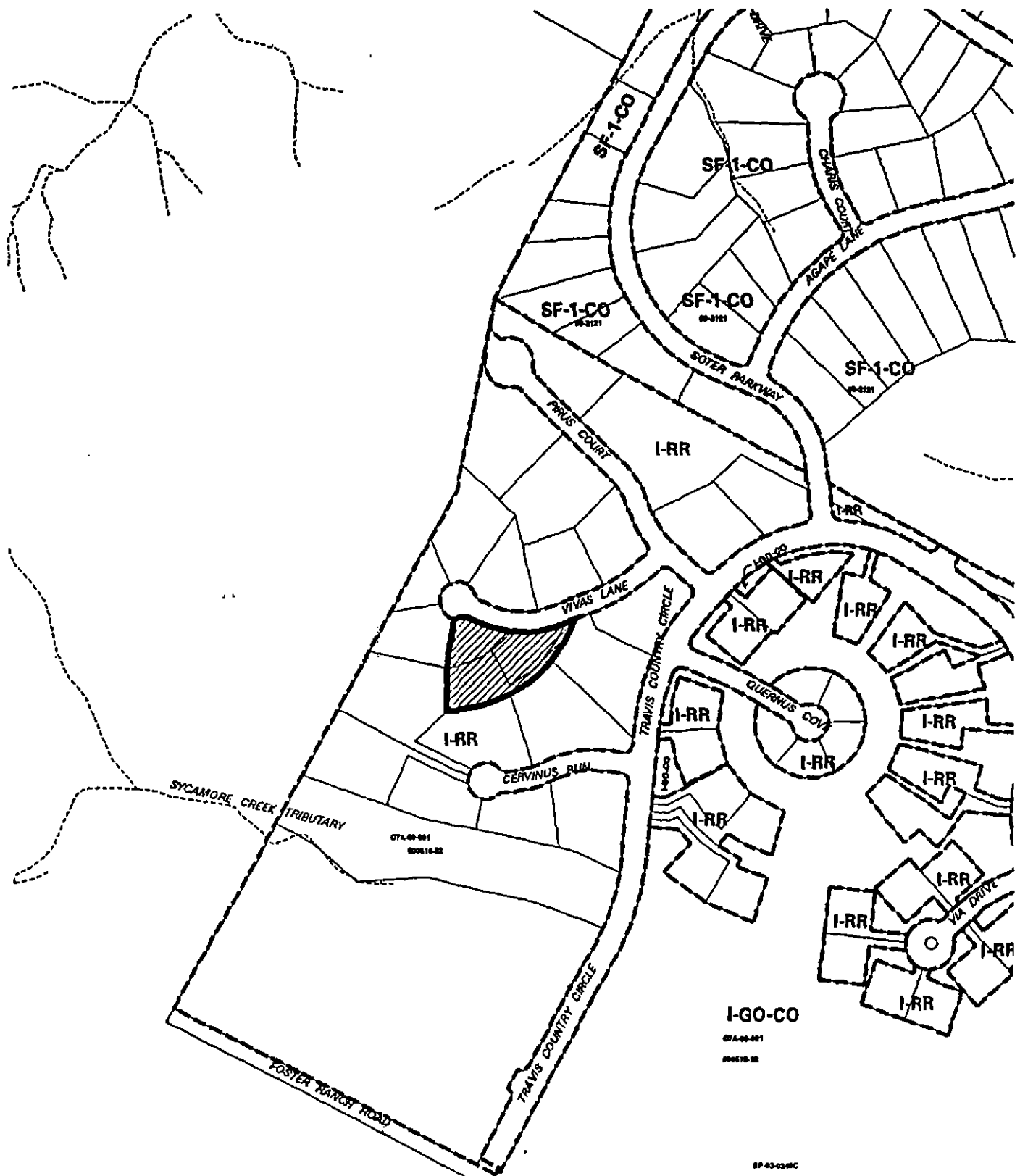
3rd



ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

PHONE: 974-2330

e-mail address robert.heil@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR R.HEIL	<div style="display: flex; justify-content: space-between;"> <div>  ----- </div> <div> ZONING CASE # C14-05-0155 ADDRESS 4009 - 4021 VIVAS LN SUBJECT AREA (acres) 0.713 </div> <div> DATE: 05-09 INTLS SM </div> </div>	CITY GRID REFERENCE NUMBER D21
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1207 SF 2 1061



SUMMARY STAFF RECOMMENDATION

C14-05-0155

Staff recommends approval of Single Family Large Lot (SF-1) district zoning

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses*

Those areas around the site which are permanently zoned are zoned SF-1, and are large lot, single-family homes .

2. *The proposed zoning should be consistent with the purpose statement of the district sought*

SF-1 zoning is intended for low density single family residential development.

EXISTING CONDITIONS

The site consists of three lots, one developed and two undeveloped, in a single family residential subdivision. The owner would like to re-subdivide into three lots with a different configuration than the current flag lot plan. Permanent zoning is required for resubdivision, prompting the re-zoning request.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 131 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

Capital Metro bus service is not available within 1/4 mile of this property.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Vivas Lane	66'	26'	Local

Water and Wastewater

The landowner intends to serve each lot with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, system upgrades, and utility adjustments to serve each lot. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Environmental

This site lies within the 1500-foot buffer zone of the Edwards Aquifer Recharge Zone, meaning that a field investigation must be conducted by a certified geologist to determine whether or not this site lies over the Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. The allowed impervious cover for this site is to be determined by whether or not this site lies over the Recharge Zone, per comment 1.

According to flood plain maps, there is no flood plain within the project location.

The site is not located within the endangered species survey area.

Standard tree protection will be required in accordance with 25-8 for all development and/or redevelopment.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.